

## **FACTSHEET**

**TITLE:** A Resolution requested by the Director of the Urban Development Department, adopting the ***“West “O” Street Redevelopment Plan”***.

**STAFF RECOMMENDATION:** A finding of conformance with the Comprehensive Plan (**Comprehensive Plan Conformance No. 05008**).

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 08/31/05  
Administrative Action: 08/31/05

**RECOMMENDATION:** A finding of conformance with the Comprehensive Plan (9-0: Esseks, Krieser, Pearson, Taylor, Sunderman, Carroll, Larson, Carlson and Bills-Strand voting ‘yes’).

### **FINDINGS OF FACT:**

1. This is a request to adopt the ***“West “O” Street Redevelopment Plan”***, which describes the guiding principles and general activities for the redevelopment of the West “O” Street Redevelopment Area, which is generally bounded by 10<sup>th</sup> Street on the east, one-half mile west of N.W. 70<sup>th</sup> Street on the west, and either side of West “O” Street, located south of Interstate 80 and north of the Burlington Railroad Yard on the South.
2. The Redevelopment Plan document is being provided on cd-rom under separate cover; a hard copy is also being submitted to the City Clerk and the City Council Office.
3. The staff recommendation to find the proposed Redevelopment Plan to be in conformance with the Comprehensive Plan is based upon the “Analysis” as set forth on p.3-5, concluding that most of the guiding principles for redevelopment are directly quoted from the Comprehensive Plan, encouraging reuse and reinvestment, improving the transportation system, mitigating negative effects of conflicting land uses, encouraging mixed use development, reuse of existing centers and infrastructure, enhancing pedestrian activity and strengthening existing business areas.
4. On August 31, 2005, the staff recommended two amendments as set forth on p.7.
5. The Redevelopment Plan was presented to the Planning Commission by Darl Naumann, Economic Development Director (p.7).
6. There was no testimony in opposition.
7. On August 31, 2005, the Planning Commission agreed with the staff recommendation and voted 9-0 to find the West “O” Street Redevelopment Plan to be in conformance with the Comprehensive Plan, with the amendments recommended by staff.
8. **Please Note:** The City Council must take action on the proposed declaration of the West “O” Street Redevelopment Area as blighted and substandard (05R-223) prior to taking action on this Redevelopment Plan.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** September 12, 2005

**REVIEWED BY:** \_\_\_\_\_

**DATE:** September 12, 2005

**REFERENCE NUMBER:** FS\CC\2005\CPC.05008 Redev

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for August 31, 2005 PLANNING COMMISSION MEETING

**PROJECT#:** Comprehensive Plan Conformance #05008

**PROPOSAL:** Review the West "O" Street Redevelopment Plan to determine conformity with the *Lincoln and Lancaster County 2025 Comprehensive Plan*.

**CONCLUSION:** The proposed redevelopment plan is in conformance with the Comprehensive Plan.

<b>RECOMMENDATION:</b>	Find that Redevelopment Plan is in conformance with the Comprehensive Plan.
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### **GENERAL INFORMATION:**

**LOCATION:** An area generally bounded by 10<sup>th</sup> Street on the east, a ½ mile west of NW 70<sup>th</sup> Street on the west, and either side of West "O" Street, but located south of Interstate 80 and north of the Burlington Railroad Yard on the south.

**PURPOSE:** Nebraska Community Development Law, NEB REV STAT § 18-2112 requires the Planning Commission to review a redevelopment plan as to its conformity with the Comprehensive Plan. A recommendation of the Planning Commission is required to be provided to the City Council.

### **EXISTING ZONING:**

AG	Agricultural District
I-1	Industrial District
H-1	Interstate Commercial District
H-3	Highway Commercial District
R-5	Residential District
P	Public Use District

**EXISTING LAND USE:** Mix of commercial, industrial, single family residential, with majority of land shown as vacant.

**ASSOCIATED APPLICATIONS:** None.

**HISTORY:** As required by the Nebraska Community Redevelopment Act, the City commissioned a Blight and Substandard Determination Study which was completed in June 2005. At the time of this report, the Blight and Substandard Determination Study has not been acted upon by the City Council.

## COMPREHENSIVE PLAN SPECIFICATIONS:

*“Maximize the community’s present infrastructure investment by planning for residential and commercial development in areas with available capacity.” (P. F17)*

*“Encourage mixed-use redevelopment, adaptive reuse, and in-fill development including residential, commercial and retail uses. These uses may develop along transit routes and provide residential opportunities for persons who do not want or cannot drive an automobile.” (P. F18)*

*“Preserve and enhance entryway corridors into Lincoln and Capitol View Corridors.” (P. F19)*

*“Guiding Principles for Existing Commercial Centers:*

*Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented.*

*Maintain and encourage retail establishments and businesses that are convenient to, and serve, neighborhood residents, yet are compatible with, but not intrusive upon residential neighborhoods.*

*Expansion of existing commercial and industrial uses should not encroach on existing neighborhoods and must be screened from residential areas.*

*Encourage mixed use commercial centers, including residential uses on upper floors and at the rear of commercial buildings.*

*Encourage efforts to find new uses for abandoned, under utilized or “brownfield” sites that are contaminated.” (P. F49)*

*“Public property, especially publically owned historic property, is a community trust and should be maintained, preserved, and utilized in an exemplary fashion. Most historic property is and should be privately maintained.” (P. F 141)*

## ANALYSIS:

1. This is a request to review the West “O” Street Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2025 Comprehensive Plan. West “O” Street is an entryway into Lincoln and acts as front door, introducing visitors and residents to

Lincoln. This area is a gateway for Lincoln's inventory of future industrial land, as it has convenient access to highways and the Interstate.

2. The Plan describes in general terms the guiding principles and general activities for the redevelopment of the West "O" Street redevelopment area. Most of the guiding principles for redevelopment are directly quoted from the Comprehensive Plan, encouraging reuse and reinvestment, improve the transportation system, mitigating negatives effects of conflicting land uses, encourage mixed use development, reuse of existing centers and infrastructure, enhance pedestrian activity and strengthen existing business areas (see page 19 - 21).
3. The West "O" Street Blight and Substandard Determination Study was completed in June 2005. At the time of this report, the Blight and Substandard Determination Study has not been acted upon by the City Council.
4. The Blight and Substandard Determination Study determined that nearly 19 percent of all structures in the area (48 of 255) were deteriorating or dilapidated. Within the redevelopment plan area there are also several structures that are in sound condition or in need of minor repair. While these buildings are included in the Redevelopment Plan, it does not necessarily mean that they will be bought and demolished.
5. The present zoning for the majority of the redevelopment area is H-3 Highway Commercial District and I-1 Industrial District. As a result, there is not much buffer, landscaping or separation between commercial, industrial and existing residential uses. The H-3 and I-1 Districts also allow off-premise signs (billboards) up to 700 square feet in area, and one pole sign up to 100 square feet in size and 50 feet in height. Numerous signs and pole signs are perceived to contribute to the lack of streetscape beautification along West "O" Street. Rezoning and/or special requirements in the redevelopment agreements would be needed to improve the aesthetic appearance of the West "O" Street corridor.
6. West "O" Street functions as the primary east-west arterial for this area with Average Daily Traffic (ADT) volumes ranging from approximately 10,400 on the west to 25,000 on the east of the corridor. Most streets on the southside of West "O" Street are either dead end or looped streets, which promote inefficient subdivision design and poor accessibility. The West "O" Street corridor is comprised of numerous private driveways accessing the arterial, which degrades traffic flow and create points of safety concern and vehicle conflict. A goal of the Redevelopment Plan is too reduce the number and frequency of access points along West "O" Street and improve access to signalized intersections.
7. Approximately 69 percent of parcels (220) in the Redevelopment Area lack sidewalks. A consistent sidewalk system does not exist along the West "O" Street corridor, including connections between residences and commercial areas and the off-street trail system. Pedestrian movements are further restricted by the lack signalized or grade separated crossings across West "O" Street.

8. Public utilities are a major element of the Redevelopment Plan's targeted improvement activities. The plan states that due to age and other factors, the following utilities may require reconstruction/rehabilitation or relocation to support redevelopment activities:
  - ! Sanitary Sewer System
  - ! Storm Sewer System
  - ! Water System
  - ! Gas
  - ! Electrical Distribution
  - ! Telephone and Cable
  - ! Street Lighting
9. The West "O" Street Redevelopment Plan anticipates using multiple funding sources, including Tax Increment Financing (TIF) from private development in the project area to pay for public infrastructure and improvements such as property acquisition, site preparation and remediation, property demolition, utility improvements, facade improvements, street and parking improvements, and improvement of pedestrian facilities and provision of streetscape amenities.
10. Redevelopment activities are identified in the Redevelopment Plan on pages 23 through 26 for commercial, industrial and residential projects. Over time, additional activities that meet the intent of Redevelopment Plan and the Comprehensive Plan, and that eliminate conditions of blight may be added. The City will request redevelopment proposals from private parties and then will work with the selected developer(s) on details of their projects. The following project are specifically identified as activities in the Redevelopment Plan:
  - 10.1. Support redevelopment efforts to construct a distribution warehouse and associated commercial/industrial development at NW 63<sup>rd</sup> and West "O" Street.
  - 10.2. Support commercial/industrial redevelopment efforts at property located at NW 56<sup>th</sup> and West "O" Street.
  - 10.3. Support commercial /industrial redevelopment efforts primarily to provide signaled access to redeveloping property in the vicinity of SW 32<sup>nd</sup> and West "O" Street.
  - 10.4. Support commercial/industrial redevelopment efforts at SW 59<sup>th</sup> and West "O" Street.
  - 10.5. Acquire substandard commercial/industrial and residential structures as part of redevelopment activities.
11. The Comprehensive Plan recommends that redevelopment projects be reviewed by the City of Lincoln Urban Design Committee. The Committee is charged with advising the Mayor, City Council, Planning Commission, city boards, and city departments on the design of city buildings and other public projects, major public/private developments, and any private projects constructed on city right of way or other city property ( page F 129, Comprehensive Plan).

Prepared by:  
Duncan Ross, AICP, 441-7603, [dross@lincoln.ne.gov](mailto:dross@lincoln.ne.gov)  
Planner

**Date:** August 19, 2005

**APPLICANT:** Marc Wullschleger, Director  
Urban Development Department  
129 N. 10<sup>th</sup> Street  
Lincoln, NE 68508

**CONTACT:** Wynn Hjermstad  
Urban Development Department  
129 N. 10<sup>th</sup> Street  
Lincoln, NE 68508  
(402) 441-8211

# COMPREHENSIVE PLAN CONFORMANCE NO. 05008, WEST 'O' STREET REDEVELOPMENT PLAN.

## **PUBLIC HEARING BEFORE PLANNING COMMISSION:**

August 31, 2005

Members present: Esseks, Carroll, Taylor, Larson, Sunderman, Pearson, Krieser, Carlson and Bills-Strand.

Staff recommendation: A finding of conformance with the Comprehensive Plan.

Ex Parte Communications: None.

### Proponents

**1. Darl Naumann, City and County Economic Development Director**, presented the West O Street Redevelopment Plan which provides guiding principles for development on West "O" Street, stretching from the Harris Overpass to the new construction going on the west side of "O" Street, i.e. Lincoln Poultry and Nebraska Machinery.

There was no testimony in opposition.

Carlson noted that the Planning Commission did receive an extensive briefing on the Redevelopment Plan.

There was no testimony in opposition.

The Clerk read the two amendments requested by staff into the record:

**Amendment #1:** Under the subheading, "Redevelopment Activities: Public Improvements - Public Utilities" on page 23, add the following paragraph:

#### "West O Street Storm Drain System:

1. Provide positive grades for blocked outlets and open swales located south of West O Street.
2. Look for opportunities with landscaping, beautification, streetscaping and trail improvements to include water quality features where possible to provide for multiple benefits and functions."

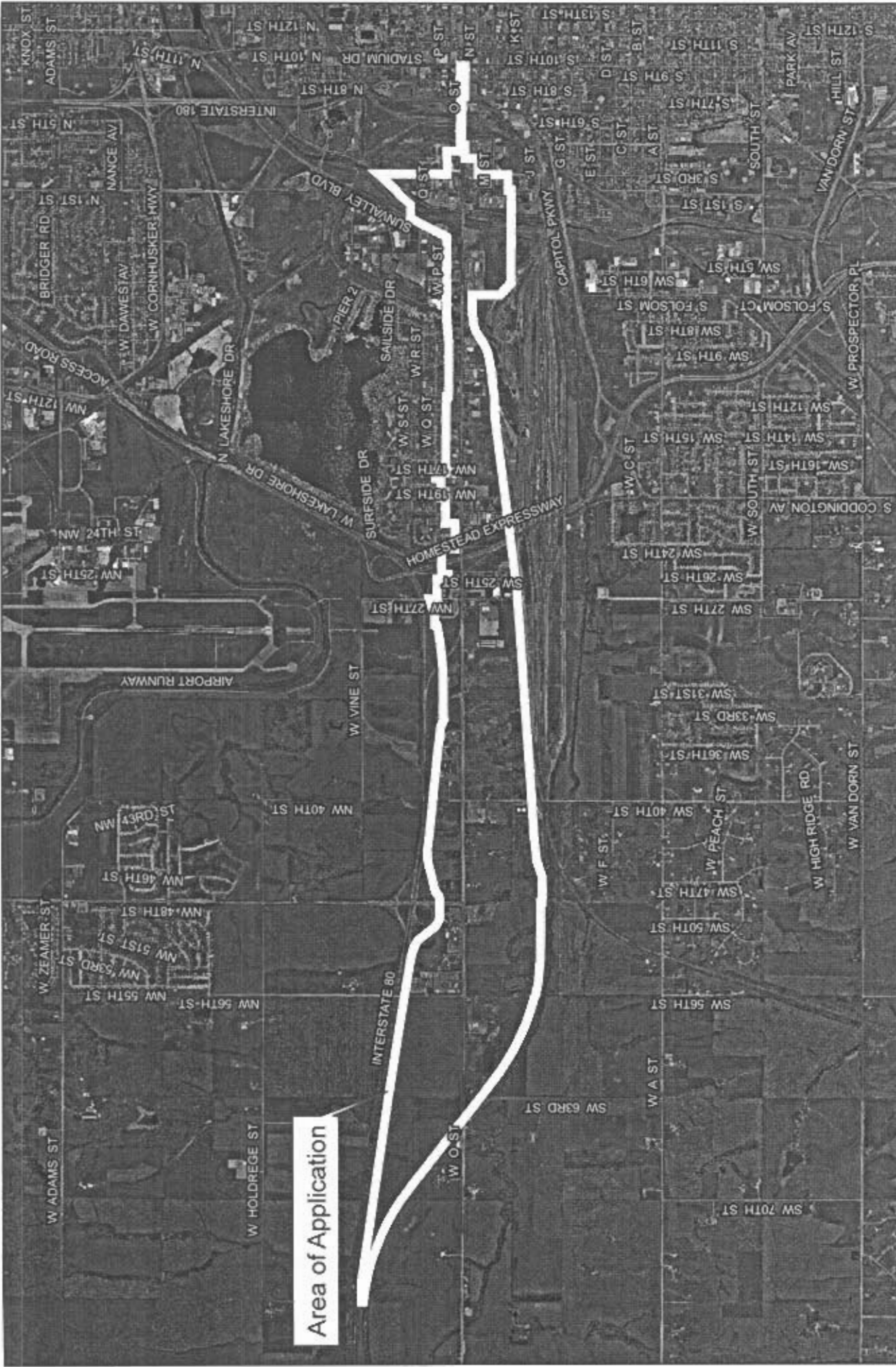
**Amendment #2:** (Page 21) "Airport Sub-Area Study" be changed to "Airport West Subarea Plan".

**ACTION BY PLANNING COMMISSION:**

August 31, 2005

Larson moved a finding of conformance with the Comprehensive Plan, with the amendments recommended by staff, seconded by Carroll and carried 9-0: Esseks, Carroll, Taylor, Larson, Sunderman, Pearson, Krieser, Carlson and Bills-Strand voting 'yes'. This is a recommendation to the City Council.





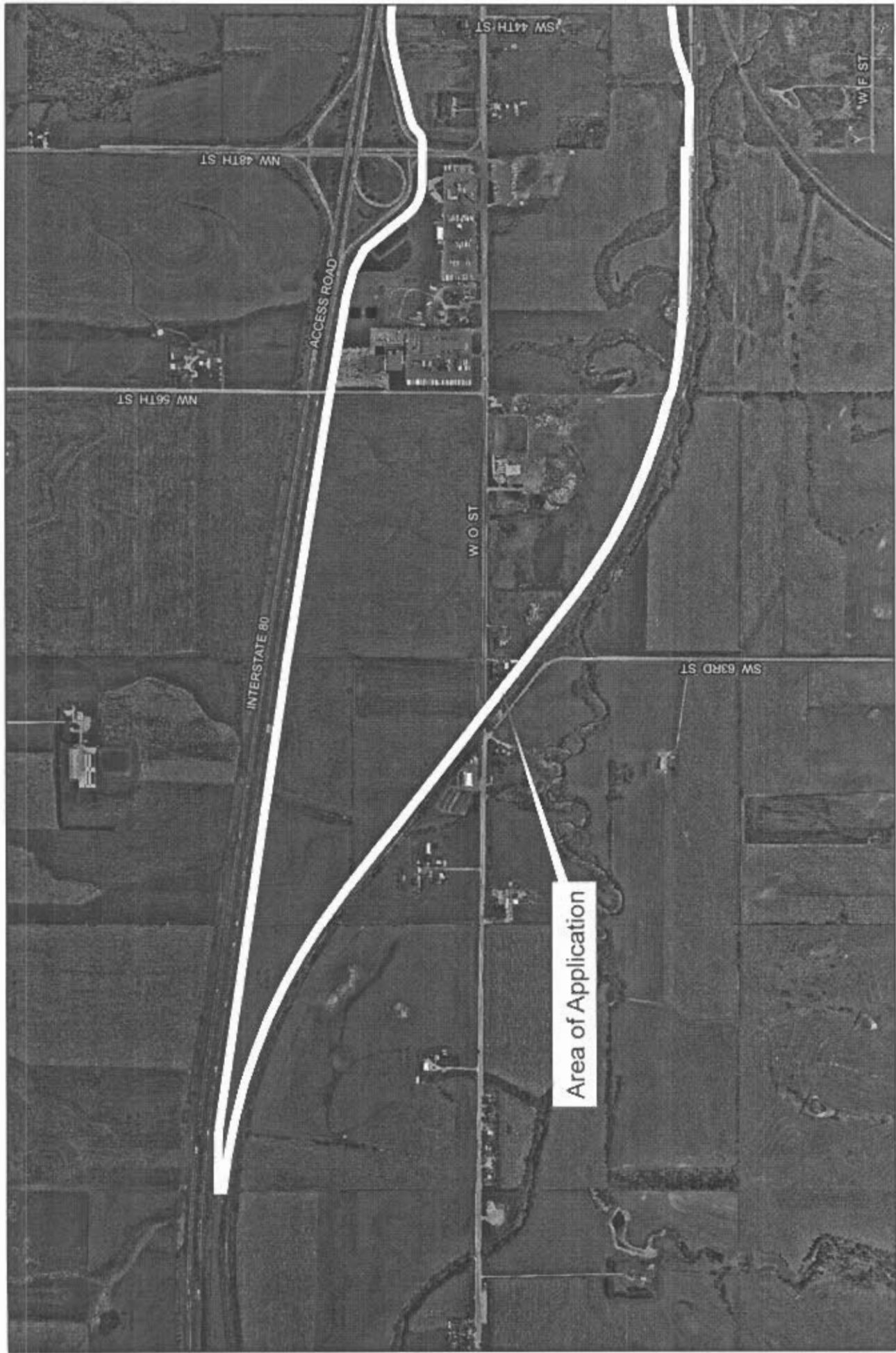
Area of Application



2005 aerial

Sheet 1 of 4  
Overview

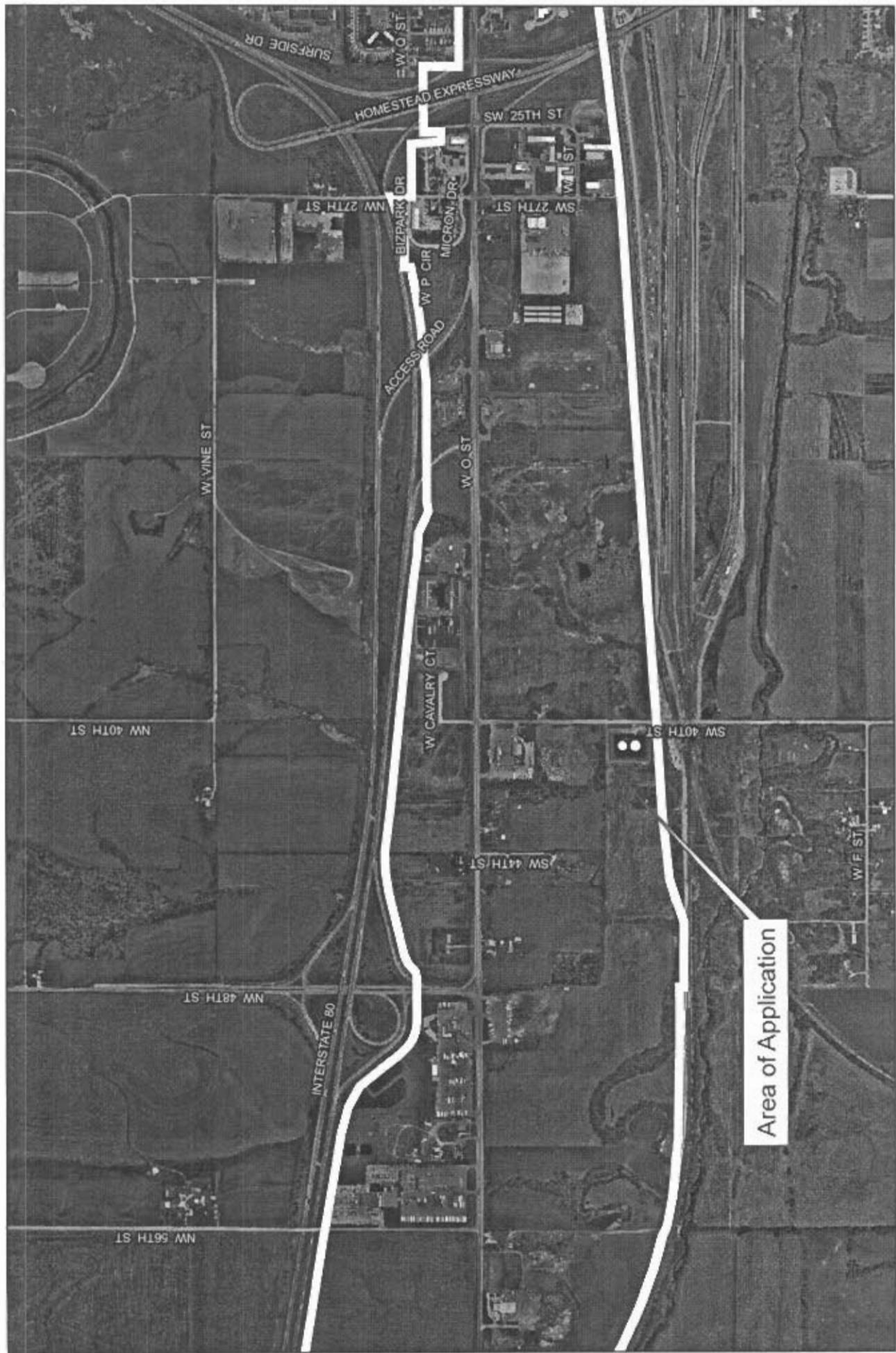
# Comp. Plan Conformance #05008 West 'O' Redevelopment Plan



2005 aerial

Sheet 2 of 4

**Comp. Plan Conformance #05008  
West 'O' Redevelopment Plan**



2005 aerial

Sheet 3 of 4

# Comp. Plan Conformance #05008 West 'O' Redevelopment Plan







**CITY OF LINCOLN  
NEBRASKA**

**MAYOR COLEEN J. SENG**

[www.ci.lincoln.ne.us](http://www.ci.lincoln.ne.us)

Urban Development Department

Marc Wullschlegel, Director

Haymarket Square

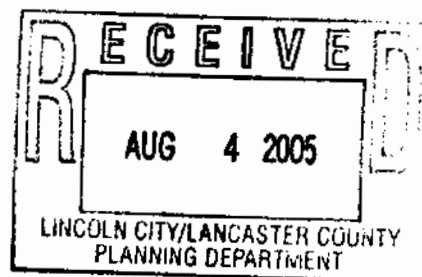
808 "P" Street

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August 3, 2005

Marvin Krout, Director  
City of Lincoln - Lancaster County Planning Department  
555 S. 10<sup>th</sup>  
Lincoln, NE 68508

Dear Marvin:

Enclosed is the *West O Street Redevelopment Plan*. The Study was completed in July, 2005 by the City Urban Development Department.

Please forward the Plan to the Planning Commission for their earliest consideration. My understanding is that by submitting this request by August 4, 2005, the Study should be considered by the Planning Commission on August 31, 2005.

If you have questions or need additional information, please contact Ernie Castillo at 441-7855 or by e-mail: [ecastillo.lincoln.ne.gov](mailto:ecastillo.lincoln.ne.gov).

Sincerely,

Wynn Hjermsstad, AICP  
Urban Development Department

cc: Marc Wullschlegel, Urban Development  
Ernie Castillo, Urban Development  
Darl Naumann, Mayor's Office


enc.

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## MEMORANDUM

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**TO:** Planning Commission

**FROM:** Duncan Ross, Planning 

**SUBJECT:** CPC 05008 West "O" Street Redevelopment Plan  
Proposed Amendments

**DATE:** August 27, 2005

**COPIES:** File CPC.05009  
Wynn Hjermstad, Urban Development

The Watershed Management Division of Public Works requested the following amendment to the West "O" Street Redevelopment Plan. The Planning Department finds the proposed text in conformance with the Comprehensive Plan and recommends inclusion in the Redevelopment Plan.

### **Amendment #1**

Under the subheading, "Redevelopment Activities: Public Improvements - Public Utilities" on page 23 add the following paragraph:

"West O Street Storm Drain System:

1. Provide positive grades for blocked outlets and open swales located south of West O Street.
2. Look for opportunities with landscaping, beautification, streetscaping and trail improvements to include water quality features where possible to provide for multiple benefits and functions."

### **Amendment#2**

In addition, the Planning Department recommends on page 21 that "Airport Sub-Area Study" be changed to "Airport West Subarea Plan".

Please contact me at 441-7603 if you have any questions.

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